



# Housing Authority of Winston-Salem Development Committee Meeting

May 3, 2022

LOCATION: ELECTRONIC DUE TO COVID 19 PANDEMIC

**Development Committee Members:**

**Committee Chair Art Gibel  
Commissioner Alfred Adams  
Commissioner Felicia Brinson**

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REAL ESTATE DEVELOPMENT • COMMUNITY PARTNERSHIPS • PROPERTY MANAGEMENT  
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Development Committee Meeting  
May 3, 2022  
10:00A.M.

**DEVELOPMENT COMMITTEE MEETING AGENDA**  
**May 3, 2022**  
**10:00A.M**

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1. Call to Order
2. Roll Call
3. Review and Approval of Agenda (May 3, 2022)
4. Review and Approval of Summary Minutes (April 5, 2022)
5. Management Reports
  - Executive Director Report
  - Choice Neighborhood Report
6. Resolutions
7. Committee Comments
8. Adjournment  
**Upon motion and second; no vote required in absence of objection.**

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Development Committee Meeting  
May 3, 2022  
10:00A.M.

4/05/2022 Summary Minutes

**Present via Zoom:**

Committee Chair Art Gibel  
Commissioner Alfred Adams  
Commissioner Felicia Brinson (joined at 10:13 a.m.)  
Chair Andrew Perkins (Ex Officio)  
Vice Chair Betsy Annese (Ex Officio)

**Absent:**

**Staff Presenting:**

Lee Staton, Deputy Executive Director  
Grant Duffield, Director of Choice

**1. CALL TO ORDER**

Committee Chair Gibel called the Development Committee Meeting to order at 10:07 a.m.

**2. ROLL CALL**

Roll call was taken and there was a quorum.

**3. REVIEW AND APPROVAL OF AGENDA**

Consideration to approve the Agenda for April 5, 2022

**Motion:** Commissioner Adams

**Second:** Commissioner Gibel

**Unanimous approval; no discussion**

**4. REVIEW AND APPROVAL OF MINUTES**

Consideration to approve the Summary Minutes from March 1, 2022

**Motion:** Commissioner Adams

**Second:** Commissioner Gibel

**Unanimous approval; no discussion**

**5. MANAGEMENT REPORTS**

**Executive Director Report (Lee Station in Kevin Cheshire's absence)**

- Lee Station gave a brief update regarding Crystal Towers. In February, Kevin Cheshire, Lee Staton and Mayor Joines met with the residents of Crystal Towers to let them know that the building would not be sold. The Steele Group Architects, LLC has been contracted to undertake the development of the modernization scope of work of the two

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### 4/05/2022 Summary Minutes

existing elevators and ancillary systems. The contract was signed March 10, 2022. The date for beginning the project is still being determined.

- Regarding the Brookside View project, we have CO's for 14 of the units. The 15<sup>th</sup> and last unit, is awaiting estimates to install some utility taps and the plumbers and electricians have been on site getting everything completed. The final unit is slated to be completed in approximately a month.
- The Plaza, the 78 unit development that we manage but do not own, is currently having the City approved work being done on the landings and stair treads. In January, the City required some permits and additional work that created an approximate 7 week delay. Currently, we have received four of the six required permits and David Snider is working with the contractor to get the repairs completed.
- The closing on the Commons is scheduled for this Thursday, April 7, 2022. There was a delay with the attorney that is handling the closing, but everything is set to go forward.

### Choice Neighborhood Report (Grant Duffield)

- Grant Duffield presented the Choice Neighborhood Report that was included in the meeting packet.
  - We are in the final stages of the prep activities for the Phase II relocation which should begin shortly.
  - We are looking at early May for the financial closing on Phase I.
  - Vertical construction is slated to begin in early summer of this year.
  - Kevin Cheshire had a meeting with US Representatives Kathy Manning and David Price wherein they toured the Choice Neighborhood grant area and were briefed on the status of the project. An appeal was made for any additional federal support to bridge the funding gap. Chairman Perkins was also in attendance. It was a very positive meeting
  - The City agreed to additional funding support which facilitates the Phase II closing and bridging that funding gap.
  - We are finalizing our Low Income Housing Tax Credit Application for submission to the NCHFA in the coming weeks.
- Committee Chair Gibel asked for clarification regarding whether the City has arranged for the funding or agreed that they would provide the funding. Mr Duffield provided that the request is in the process of going before the City Committees for approval so we should see a resolution shortly.
- Committee Chair Gibel inquired if the amount was the \$8 million. Mr. Cheshire provided that the original City commitment was \$3 million over the entire grant

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### 4/05/2022 Summary Minutes

phase. When it was determined there was on \$8 million delta for Phase II, an ask was made of the City to cover that amount. It went before both Committees in March for the \$8 million gap funding which would bring the total City commitment to a little over \$11 million over the course of the grant; \$8 million of which would go to Phase II. That is going to the Committees and full Council as an action item in April. We need approval and a firm commitment letter to be able to submit the LIHTC Application in May. There is a solid commitment from City staff which HUD has accepted at this time and considers Phase II fully funded.

- Chairman Perkins inquired as to the “hard date” to have the LIHTC Application in and also if the City is aware of that deadline. Kevin Cheshire provided that we gave an anticipated May 4 closing date for Phase I and that the LIHTC Application is due approximately May 15<sup>th</sup>, give or take a week and that the City is aware of the deadline and is working to have everything approved in accordance with that timeline.

## 6. RESOLUTIONS

None

## 7. COMMITTEE COMMENTS

Commissioner Adams stated that he had questions coming into the meeting relative to the funding gap and that all his questions have been answered. He appreciated the input today and feels much better about where we stand and HUD’s willingness to accept the self-assurances that have been offered to them.

Committee Chair Gibel inquired as to the City’s willingness to help, whether they are coming along “helpfully or reluctantly?” Mr. Duffield relayed that the City staff has been exceptionally helpful and the Committees have been tremendously receptive to the request for funding. Everyone is incredibly optimistic and positive. Kevin Cheshire provided that Robert Clark said the he considered this “the most important housing project in the City...period,” that Dee Dee Adams has been a very strong advocate and the US Representatives were very appreciative of the City’s efforts with respect to bringing the \$8 million to the table for Phase II and everyone seems firmly committed to moving forward.

## 8. ADJOURNMENT

**Motion:** Commissioner Adams

**Second:** Committee Chair Gibel

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Development Committee Meeting  
May 3, 2022  
10:00A.M.

**4/05/2022 Summary Minutes**

The April 5, 2022 meeting of the Development Committee adjourned at 10:22 a.m.

Acknowledgement and Adoption of the April 5, 2022 Development Committee Minutes.

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Date Adopted

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Kevin Cheshire, Board Secretary

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# Crystal Towers

## Overview

- 625 West Sixth (Downtown Core)
- 201 Units (Elderly/Disabled)
- Livability Challenges
- ~\$10MM in Capital Need (Significant Elevator Downtime)
- ~\$4.5MM Short-Term (3 Year) Need

## Development Goals

- Address capital need backlog and improve appearance, functionality, and livability of community

## Status

- Steele Group continuing to develop design and scope for elevator modernization and ancillary components



# Happy Hill

## Overview

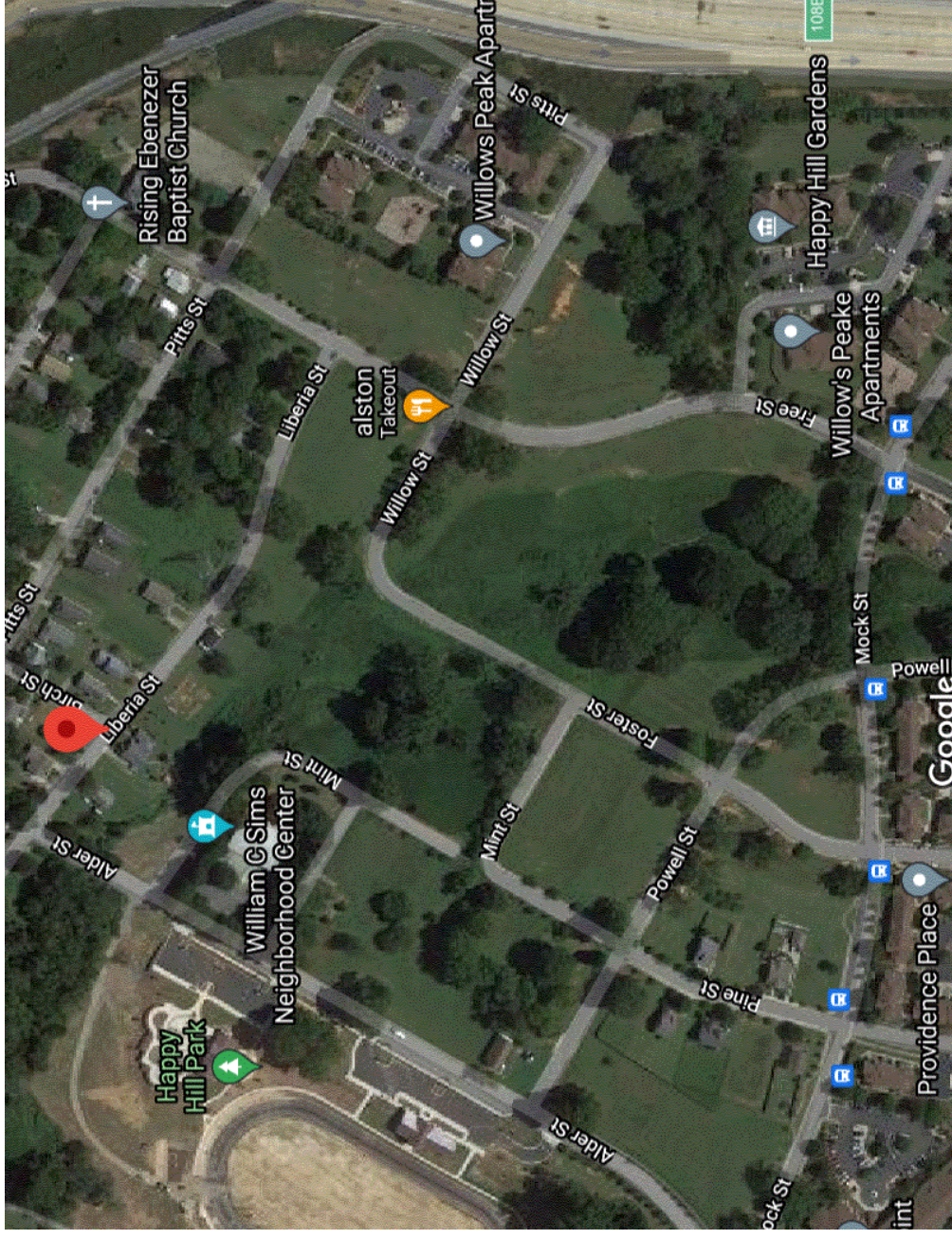
- Downtown-Adjacent (south of downtown core near Old Salem)
- Former public housing site razed and redeveloped with 2003 federal HOPE VI grant (\$18MM)
- Housing Authority retains ~50 undeveloped lots encumbered by HUD restrictions
- Lots were originally designated for homeownership but market would not support use

## Development Goals

- Create mixed-income housing opportunities
- Close HUD grant
- Retain culture and honor site's history

## Status

- Continuing to engage with HUD-DC office regarding proposal and obligation to recoup market value for land





# The Commons

## Overview

- Northeast Ward (< 10 minutes from downtown core at intersection of Old Greensboro and Reidsville, near Atkins High School)
- Mixed-use development with on-site health clinic, cottage court, and single bedroom elevator building

## Development Goals

- Acquire 15 newly renovated apartment units (3 buildings) at attractive price point
- Reactivate dormant affordable housing facility
- Anchor larger redevelopment project

## Status

- Closed – Lease-Up In Progress



# Metropolitan Village

## Overview

- 7 acre site just east of Highway 52, near United Metropolitan Church
- Sophisticated mixed-use, mixed-income project
- Projects creation of ~300 residential units

## Development Goals

- Support private market initiative by attaching project-based vouchers to ~30 units
- Increase proportion of affordable units

## Status

- Project under construction
- Project-based vouchers will be attached



# Brookside View

## Overview

- North of downtown core (Wilson Terrace and McDaniels Street)
- 17 unit new construction
- Rental units will be converted to homeownership
- Final phase of Kimberly Park Terrace HOPE VI grant
- Housing Authority serving as both developer and general contractor

## Development Goals

- Provide homeownership opportunities for public housing residents
- Satisfy remaining grant obligations
- Stabilize neighborhood

## Status

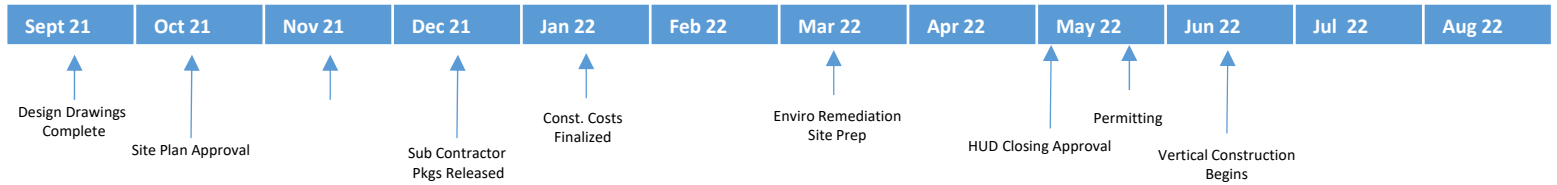
- Project complete pending final inspect of final unit
- Preparing submission to HUD to being grant close-out process



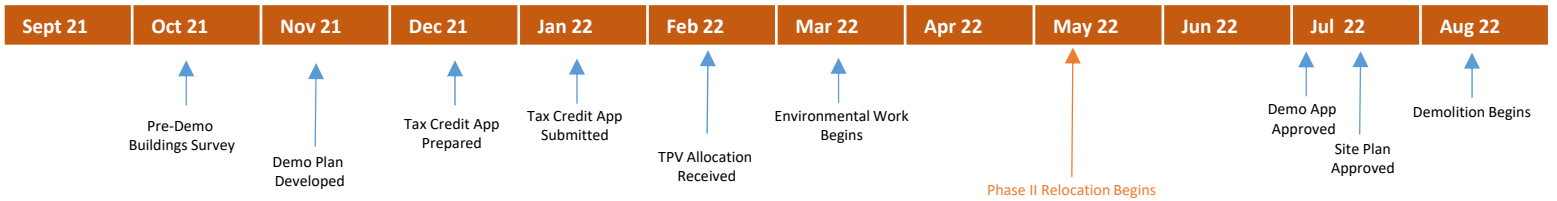
# HAWS Development Committee Choice Neighborhood Initiative Summary April 2022

## Project Schedules

### Phase I – Brown School Site



### Phase II – Cleveland Avenue Homes site



## Housing

- I. Phase I HUD Closing Approvals in process.
- II. Real Estate and Project Funding Closing documents drafted.
- III. City approval of supplemental gap funding for Phase II.
- IV. Federal Earmark Funding application to Rep. Manning’s Office.

## Neighborhood

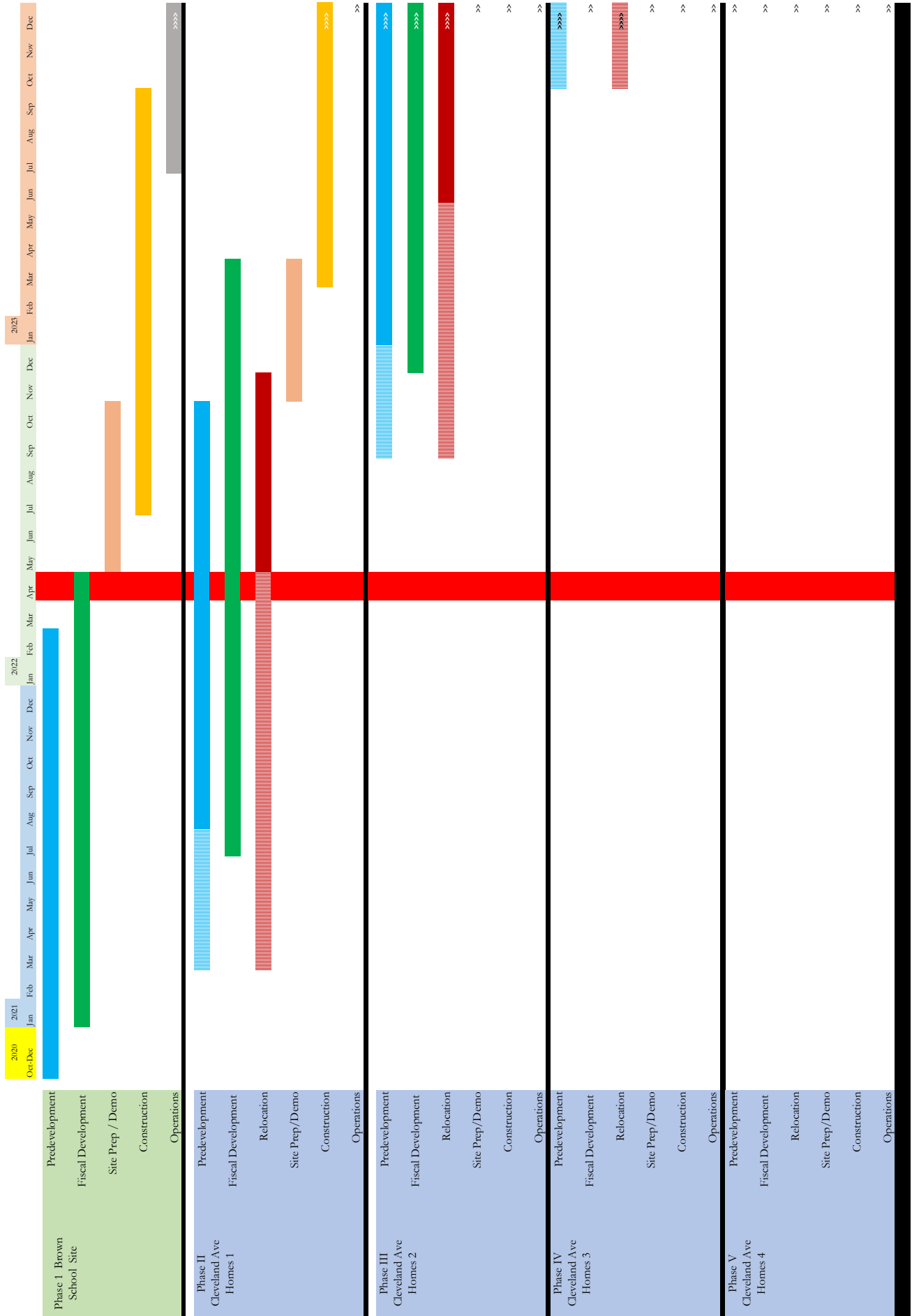
- I. City completing CCI Plan finalization.
- II. Cultural Asset Mapping project underway.
- III. Proposed Critical Community Improvements Under Review
  - a) Blight Elimination; Demolition; Façade Improvements (residential & commercial)
  - b) Community Placemaking
  - c) Workforce Development
  - d) Healthcare and Healthy Foods

## People

- I. 230 CAH families Engaged by USI. 94% enrolled in Case Mgmt
- II. First Relocation cohort of Residents identified and prepped for May (13 families).
- III. Second Relocation cohort of Residents in preparation process for June.



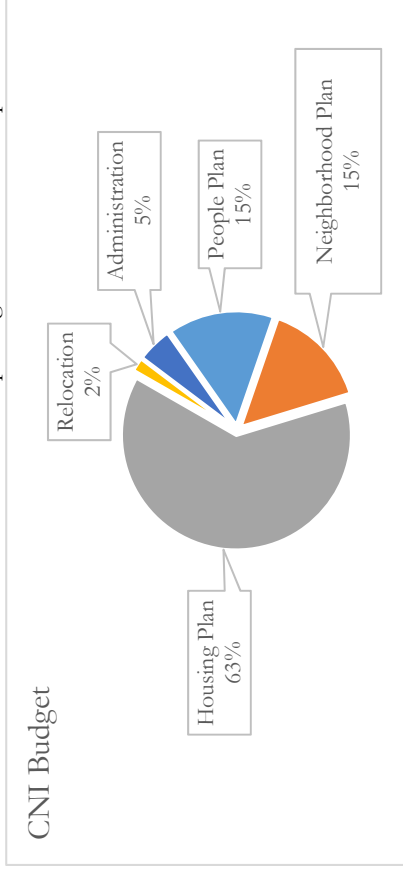
Job/Career Fair (3/30) and Spring Meet & Greet (4/13) at Cleveland Avenue Homes



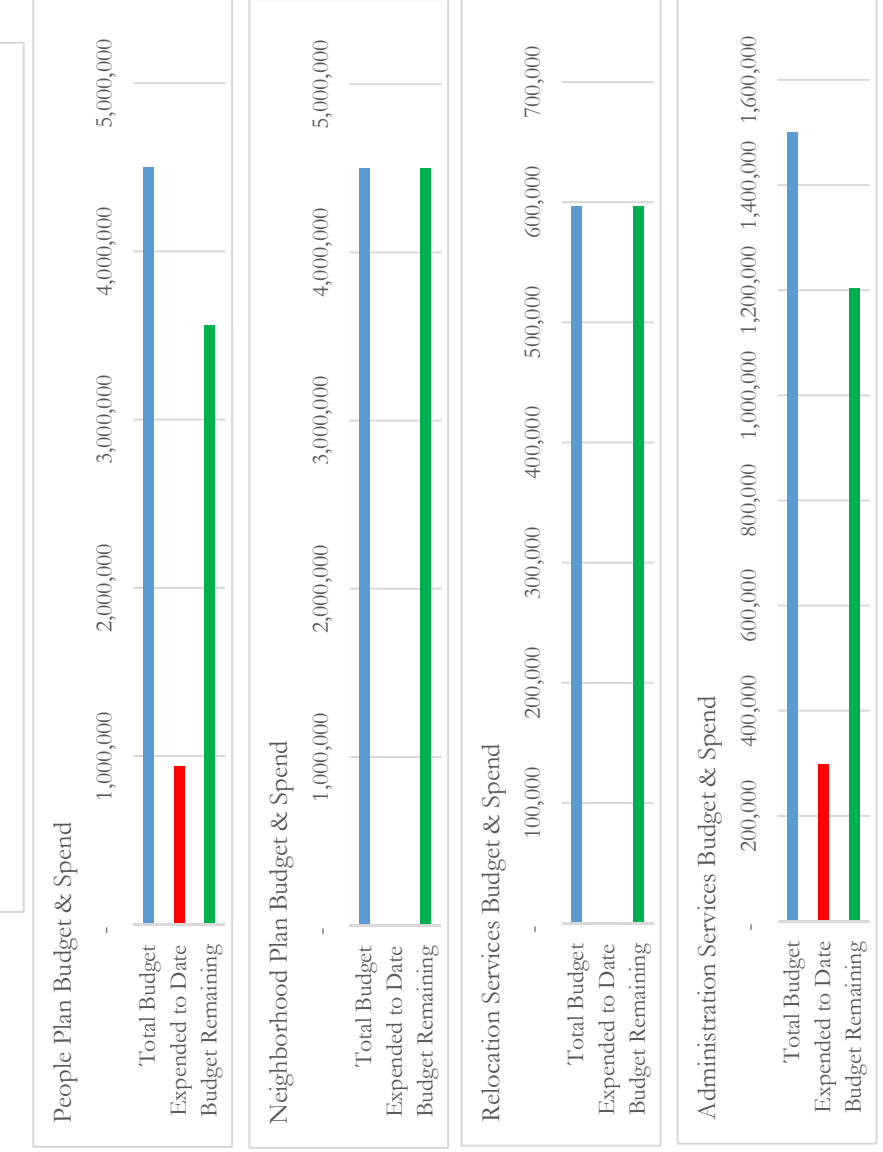
Choice Neighborhood Initiative Budget (HUD funds only)

|                   |                      |
|-------------------|----------------------|
| People Plan       | 4,500,000            |
| Neighborhood Plan | 4,500,000            |
| Housing Plan      | 18,903,000           |
| Relocation        | 597,000              |
| Administration    | 1,500,000            |
| <b>\$</b>         | <b>30,000,000.00</b> |

Reporting Period: April 2022



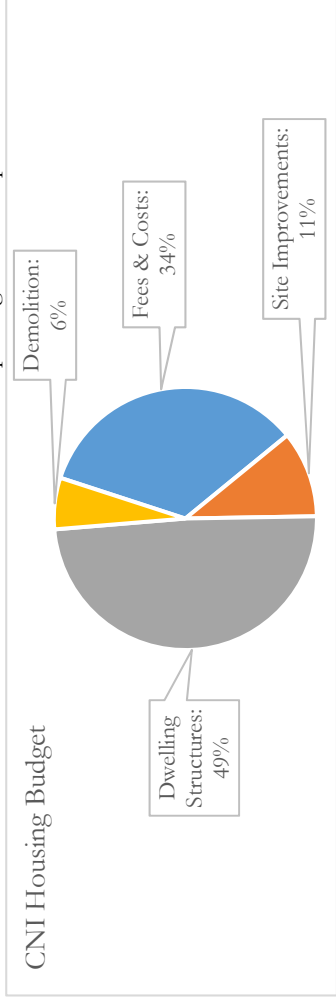
CNI Budget & Expenses by Area



CNI Housing Budget

|                      |               |
|----------------------|---------------|
| Fees & Costs:        | 6,444,862     |
| Site Improvements:   | 2,012,000     |
| Dwelling Structures: | 9,252,138     |
| Demolition:          | 1,194,000     |
|                      | \$ 18,903,000 |

Reporting Period: April 2022



CNI Housing Budget & Expenses by Area

| Area                       | Total Budget | Expended to Date | Budget Remaining | % Expended |
|----------------------------|--------------|------------------|------------------|------------|
| <b>Fees and Costs</b>      | 6,444,862    | 651,578          | 5,793,284        | 10%        |
| <b>Site Improvements</b>   | 2,012,000    | -                | 2,012,000        | 0%         |
| <b>Dwelling Structures</b> | 9,252,138    | -                | 9,252,138        | 0%         |
| <b>Demolition</b>          | 1,194,000    | -                | 1,194,000        | 0%         |

